

Colorado Law & Mobile Home Park Residents

Colorado's laws give **unique protections to mobile home owners and residents.**

The state has a special oversight program and complaint process for mobile home parks.



Legal Resources

Colorado's Mobile Home Park Oversight Program
Email: MHPOP@state.co.us Call: 833-924-1147 (toll free)
Visit: cdola.colorado.gov/mobile-home-park-dispute-resolution



General Resources

Lot rent increases are limited to once per year, and there must be a written notice 60 days before the increase is effective. There is currently no limit on the amount of the lot rent increase.

A written lease or rental agreement is required to rent a lot, and **the original agreement never expires. Home owners cannot be required to sign a new lease or agreement, even if the park has a new owner.**

Park rules are valid only if they are for resident safety or welfare, to protect the park, or to fairly distribute services in the park.

- ✓ Rules can be amended later with consent of the home owner or after 60 days' advance notice. Rules can be challenged through the state's oversight program.
- ✓ Home owner(s) may pause a rule that would cost them at least 10% of their monthly lot rent by filing a complaint with the state's oversight program.

Home owners have the right to meet and organize with other home owners in common areas of the park.

Home owners are protected from retaliation by the landlord when they exercise their legal rights, including filing a complaint with the state's oversight program.

Park premises must be safe, clean, fit for human habitation, and accessible to people with disabilities.

Landlord is responsible for and shall pay the cost of the maintenance and repair of:

- ✓ Sewer lines, water lines, utility service lines, or related connections owned and provided by the landlord up to the utility pedestal or pad space; accessory structures (sheds, carports, fences) *if provided by the landlord to residents*; and common areas, roads, lot grades, and trees.

If the landlord (not a utility company) bills you for water, they must provide:

- ✓ A monthly statement indicating how much you are billed, how much everyone was billed, and how much the landlord was billed.
- ✓ A yearly notice of how the landlord calculates water billing.

Landlord must register the park with the state oversight program and can require each renter to pay up to half the fee (currently \$12/year or \$1/month).

Landlord must provide advance notice of intent to sell (90 days) or to close or change the use of a park (12 months' notice). Home owners have an opportunity to try to purchase their park if it is for sale.

Late fees have a 10-day grace period, are capped at \$50 or 5%, and cannot be recouped from rental payments.

Home owners can only be evicted for specific reasons, such as failure to pay rent or a substantial violation. **(If you receive a "Summons and Complaint" telling you to file an answer or appear in court, contact an attorney. You should respond/appear; if you do not, you will lose the eviction case by "default")**

Effective October 1, 2022

If your park closes, home owners can request the landlord to either reimburse them for relocation costs or purchase their mobile home. (Note: Do not give notice to terminate your lease or rental agreement)

Landlord must provide drinking water and toilet alternatives within 12 hours of a disruption in water services.

Upon assignment from home owners, public entities have a right of first refusal for park purchase offers.